

FOR SALE



Martin & Co



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Sherborne Road, Sutton, SM3
"Offers In Excess Of" £500,000 FH

MARTIN&CO



Sherborne Road, Sutton, SM3

3 Bedrooms, 1 Bathroom

“Offers In Excess Of” £500,000

- SEMI DETACHED FAMILY HOUSE
- 3 BEDROOMS
- DOUBLE RECEPTION ROOM
- SEPARATE KITCHEN
- MODERN SHOWER ROOM
- GARAGE / WORKSHOP TO REAR
- WITH REMOTE CONTROL ROLLER DOOR
- OFF STREET PARKING TO FRONT
- CLOSE TO GLENTHORNE HIGH SCHOOL
- RESIDENTIAL STREET
- POTENTIAL TO EXTEND (STPP)
- GATED WIDER REAR ACCESS
- NO CHAIN
- GAS CENTRAL HEATING
- CLEAN & TIDY READY TO MOVE INTO
- ACCESS TO SUTTON COMMON STATION
- BUS ROUTES TO MORDEN TUBE
- CHOICE OF LOCAL SUPERMARKETS
- EASY ACCESS TO THE A217 & M25
- VIEWING HIGHLY RECOMMENDED
- KEYS HELD
- SOLE AGENT



NO CHAIN HOUSE + GARAGE/WORKSHOP.

A well maintained 3 bedroom Semi-detached house, with a southerly aspect garden & off street parking, minutes from Glenthorne High School. The garage/workshop is ready for your "pride & joy" car, motorbike, jet ski/trailer or for a contractor to store their equipment/tools. Gated wider access from the end of Barrington Road and a modern "remote control" roller door for easy access.

The house internally is very clean & tidy with GCH, ready for a new family to move in. Option to cosmetically upgrade or potentially to extend to the rear/loft (STPP). Double reception room and kitchen on the ground floor, 3 bedrooms and shower room on the first floor.

VIEWING RECOMMENDED. EPC BAND D. SUTTON COUNCIL TAX BAND D = £2,166.18 pa. KEYS HELD.

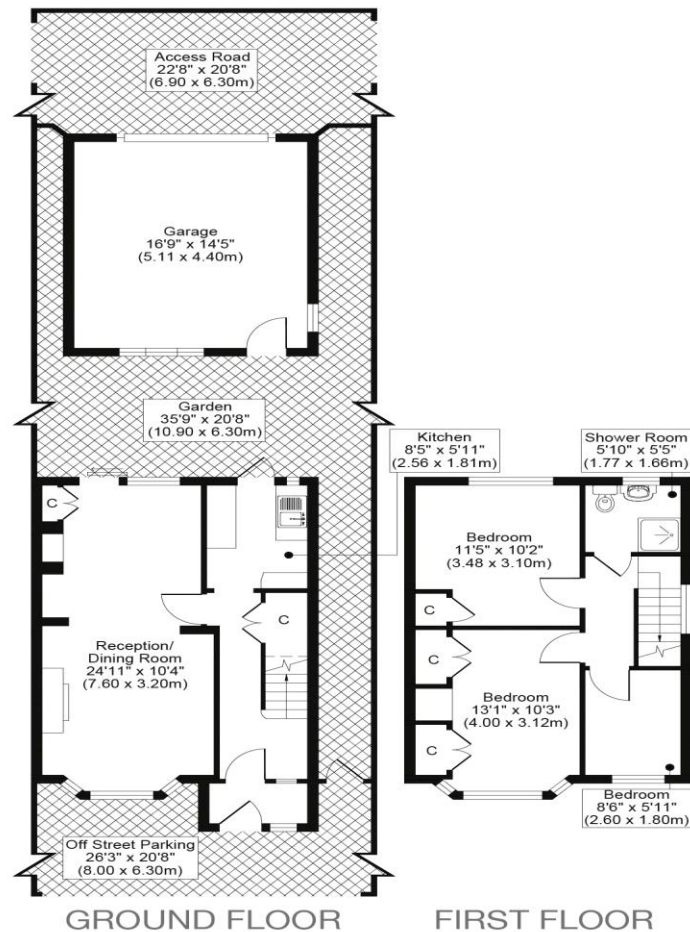
Agents Note: Sutton Life Centre is nearby, off to the left at the rear, behind mature trees with power lines over. This house is not affected.



SHERBORNE ROAD, SM3

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1056 SQ.FT (98 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 814 SQ.FT (76 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation and availability of your funds in order that our client may make an informed decision

